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eddisons.com

LEISURE FACILITY - TO LET

Eddisons

Incorporating Barker Storey Matthews



**MALLARD ROAD, BRETTON, PETERBOROUGH
PE3 8YN**

RENT: £35,000 pax

607.36 sq m (6,538 sq ft)

- Two storey former gym
- Close to the parkway
- Large car park
- New lease available

LOCATION

Bretton is a largely residential area with a mixture of light-industrial estates along with leisure facilities located to the north-east of Peterborough City Centre. Nearby occupiers include Peterborough Arena Ice-rink, Hollywood Bowl and Nissan. The premises are also within close distance to the Bretton Centre, which includes a Sainsburys, Boots, Sports Direct and many more. Bretton is close to its junction with the A47 providing access to the Peterborough City Ring Road.

DESCRIPTION

The property consists of two floors and have most recently been used as a gym. The ground floor is a single open plan studio, including a portioned office at the front.

The first floor contains a male and female changing rooms with a combined total of seven showers and six toilets. There are three studios upstairs with an additional storage room. There are 16 car parking spaces allocated to the building.

ACCOMMODATION

Width 17.08 m

Depth 17.78 m

Ground floor 303.68 sq.m

First floor 303.68 sq.m

Total 607.36 sq m (6,538 sq ft)

RENT

£35,000 per annum exclusive

VAT

We believe VAT will be charged on the rent.

BUSINESS RATES

This property has a rateable value of £24,500. Rates are usually payable at 49.9 pence in the pound therefore giving a rates payable for the current year of £12,225.50. We strongly advise interested parties to check rates with the Peterborough City Council.

SERVICES

Mains electricity and water are believed to be available to the premises. We advise interested parties to make their own enquiries to the relevant providers.

LEGAL COSTS

Each party to bear their own cost in regards to this transaction.

EPC

This property has an EPC rating of B(37).

LEASE TERMS

Available on a new lease for a term to be agreed.

TIMING

Immediately available

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Gavin Hynes/ Hattie Gullan-Whur

Gavin.hynes@eddisons.com/

Hattie.gullan-whur@eddisons.com

01733 897722

801.179976

09022024



For more information, visit eddisons.com
T: 01733 897722

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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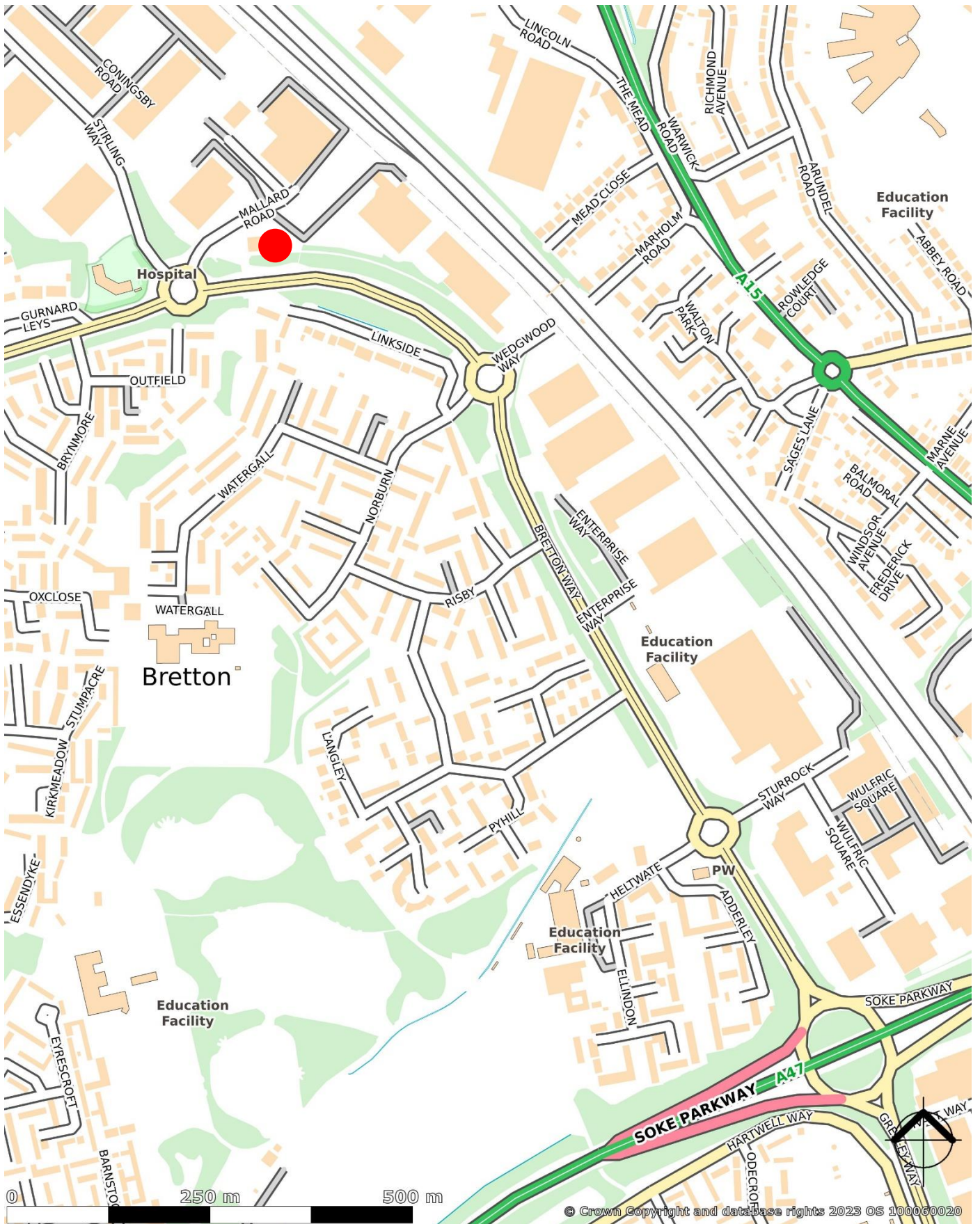
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